# \$548,999 - 664082 Rge Rd 181, Rural Athabasca County

MLS® #E4412821

#### \$548,999

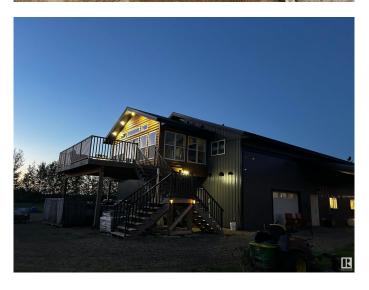
2 Bedroom, 2.00 Bathroom, 802 sqft Rural on 10.38 Acres

None, Rural Athabasca County, AB

Enjoy the peace and quiet on this 10 acre parcel, with a 40 x 60 shop with living quarters. Located just a few kms North of Blue Heron Estates near Grassland Alberta. This Barndominium-Style home and shop offers a 800sq ft living space with two bedrooms, one bath in the main living area plus a 260 sq ft all season sunroom with an additional 260 sq ft outdoor deck covered with Duro deck flooring and black metal railings! Enjoy another 800 sq ft of living space on the main floor in your family/rec room. An amazing area with a wood burning stove, tv area, a rustic themed bar plus its own bathroom that has a dog wash station for your fur babies! Large fully developed 40 x 40 shop with 16ft ceilings, perfect for those garage enthusiasts, with a mezzanine area for storage or gatherings! Have your friends visit and hook up to the fully serviced RV stalls, it's perfect! Landscaped with fruit, cedar, maple trees and shrubs. There is a dug out, storage shed, and an outside fire pit area to relax under the stars!







Built in 2017

#### **Essential Information**

MLS® # E4412821 Price \$548,999

Bedrooms 2

Bathrooms 2.00

Full Baths 2

Square Footage 802

Acres 10.38

Year Built 2017

Type Rural

Sub-Type Detached Single Family

Style Bungalow

Status Active

## **Community Information**

Address 664082 Rge Rd 181

Area Rural Athabasca County

Subdivision None

City Rural Athabasca County

County ALBERTA

Province AB

Postal Code T0A 1V0

#### **Amenities**

Features Bar, Deck, Exterior Walls- 2"x6", Fire Pit, Gazebo, Parking-Extra,

Parking-Plug-Ins, R.V. Storage, Sunroom

#### Interior

Heating Baseboard, In Floor Heat System, Propane

Stories 2

Has Basement Yes

Basement None, No Basement

#### **Exterior**

Exterior Wood

Exterior Features Backs Onto Park/Trees, Fruit Trees/Shrubs, Low Maintenance

Landscape

Construction Wood

Foundation Concrete Perimeter

### **Additional Information**

Date Listed November 6th, 2024

Days on Market 164

## Zoning Zone 60

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Listing information last updated on April 19th, 2025 at 3:02pm MDT